



825 S. Milwaukee Avenue || Libertyville, IL 60048 || T 224.504.2200 || F 224.504.2201 || [advocatehealth.com](http://advocatehealth.com)

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June 29, 2017

Via Overnight Courier

Ms. Courtney Avery, Administrator  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street  
Springfield, IL 62761

**RECEIVED**

**JUN 29 2017**

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

Re: Project #15-017 Advocate Condell Ambulatory Surgery Center (the "Project")

**Final Realized Cost Report**

Dear Ms. Avery:

I am writing to submit the final realized project cost report for Project No. 15-017. The permit for this Project was granted June 2, 2015. The Project was for a multi-specialty ASTC with two operating rooms in 10,979 gross square foot new construction. The permit provided for a project completion date of March 31, 2017. The facility received its license from the Illinois Department of Public Health on February 27, 2017 and we provided the Notice of Project Completion to the Board on March 6, 2017.

The following table describes the costs of the Project as approved in the permit along with a report of the final costs associated with the Project upon completion:

Project Costs and Sources of Funds		
Use of Funds	Total CON	Actual
Preplanning Costs	\$55,500	\$82,341
Site Survey and Soil Investigation	\$5,000	\$15,120
Site Preparation	\$328,076	\$275,242
Off Site Work	\$0	\$0
New Construction Contracts (2 contracts: Shell/Core and TI)	\$5,499,669	\$4,923,702
Modernization Contracts	\$0	\$0
Contingencies	\$496,272	\$0
Architectural/Engineering Fees	\$572,527	\$611,687
Consulting and Other Fees	\$330,828	\$260,275
Moveable or Other Equipment (not in Construction Contracts)	\$2,427,075	\$2,627,216
Bond Issuance Expense (project related)	\$0	\$0
Net Interest Expense During Construction (Project related)	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$0	\$0
Other Costs To Be Capitalized	\$269,587	\$0
Acquisition of Building or Other Property (excluding land)	\$55,187	\$96,859
<b>TOTAL USES OF FUNDS</b>	<b>\$10,039,720</b>	<b>\$8,892,442</b>
SOURCE OF FUNDS		
Cash and Securities	\$5,813,879.49	\$5,344,478.08
Pledges		
Gifts and Bequests		
Bond Issues (project related)		
Mortgages		
Leases (fair market value)	\$4,225,840.50	\$3,547,964.00
Governmental Appropriations		
Grants		
Other Funds and Sources (NBV of Existing Equipment)		
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$10,039,720</b>	<b>\$8,892,442</b>

I certify that the permit holders have complied with all terms of the permit and that the Project cost, square footage, and services are in accordance with the terms of their permit for the Project that the final realized costs, as itemized, are the total costs required to complete the Project. I further certify that there are no additional or associated costs or capital expenditures related to the Project.

Attached as Exhibit A is the final Application and Certification for Payment (G702) for the project. Please note that the construction costs reported for the core and shell were included in a separate contract from the build-out of the surgery center.



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Please contact me at 312-489-9500 or Sonja Reece at 309-268-5482 if you have any questions about this report.

Sincerely,

Sara Sortal  
Manager  
Advocate Condell Ambulatory Surgery Center, LLC

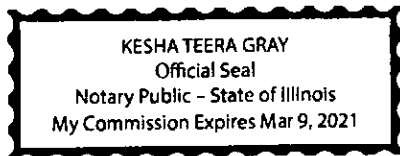
CC: Sonja Reece, Advocate Health Care  
James Kokaska, Advocate Health Care  
Scott Nelson, Advocate Health Care

Attachments

State of Illinois

County of Will

This instrument was acknowledged before me on June 28 2017 (date) by Sara Sortal (name/s of person/s).



(Seal)

\_\_\_\_\_  
Signature of Notary Public

## Exhibit A

## APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice #: 45310

To Owner: Surgical Care Affiliates  
520 Lake Cook Road, Suite 250  
Deerfield, IL 60015

Project: 16-2726 Advocate Condell Ambulatory Surgery Center Application No: 6

Period: 02/01/2017 - 02/28/2017

Project Number: 16-2726

Contract Date: 05/20/2016

Client Reference:

Distribution to:

☐ Owner  
☐ Architect  
☐ Contractor  
☐  
☐

From Contractor: Leopardo Companies, Inc. Via Architect: The Burrell Group, PC  
5200 Prairie Stone Parkway 300 Cahaba Park Circle, Suite 11  
Hoffman Estates, IL 60192 Birmingham, AL 35242

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

1. Original Contract Sum ..... \$ 2,521,942.00  
2. Net Change By Change Orders ..... \$ 91,704.00  
3. Contract Sum To Date ..... \$ 2,613,646.00  
4. Total Completed and Stored To Date ..... \$ 2,613,646.00  
5. Retainage:  
a. 0.00% of Completed Work ..... \$ 0.00  
(Column D+E on G703)  
b. 0% of Stored Material ..... \$ 0.00  
(Column F on G703)  
Total Retainage (Lines 5a + 5b) ..... \$ 0.00  
6. Total Earned Less Retainage ..... \$ 2,613,646.00  
(Line 4 Less Line 5 Total)  
7. Less Previous Certificates For Payment ..... \$ 2,310,374.00  
(Line 6 from prior Certificate)  
8. Current Payment Due ..... \$ 303,272.00  
9. Balance To Finish, Including Retainage ..... \$ 0.00  
(Line 3 Less Line 6)

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	127,352.00	-82,207.00
Total Approved this Month	46,559.00	0.00
TOTALS	173,911.00	-82,207.00
Net Changes By Change Order	91,704.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Leopardo Companies, Inc.

OFFICIAL SEAL  
LAUREN GRAZZINI  
NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires Sep 22, 2019

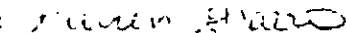
By: 

Date: 3/15/17

State of: Illinois

County of: Cook

Subscribed and sworn to before me on 3/15/17

Notary Public: 

My Commission expires: 9/22/19

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 303,272.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: 

By: 

Date: 3/21/17

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Owner: (if applicable)

By: \_\_\_\_\_

Date: \_\_\_\_\_

**CONTINUATION SHEET**

AIA DOCUMENT G703

Application No. : 6  
Period From: : 02/01/2017  
To: : 02/28/2017

**Application and Certification for Payment, containing Contractor's signed certification is attached.**  
**in tabulation below, amounts are stated to the nearest dollar.**  
**Use Column I on Contracts where variable retainage for line items may apply.**

**Invoice # : 45310      Contract : 16-2726      Advocate Condell Ambulatory S**

[illegible]



# Leopardo

COMPANIES, INC.  
LCI Management Services  
Leopardo Construction

**Corporate Headquarters:**

5200 Prairie Stone Parkway, Hoffman Estates, IL 60182  
TEL: 847.783.3000 FAX: 847.783.3001  
www.leopardo.com

**Chicago Office:**

333 W. Wacker Drive, Chicago, IL 60606  
TEL: 312.332.7570 FAX: 312.332.7572

**To:** Surgical Care Affiliates  
520 Lake Cook Road, Suite 250  
Deerfield, IL 60015

**Date:** 01/25/17  
**Invoice:** 45310  
**Payout #:** 6  
**Job:** 16-2726  
**Terms:** net 30

**Attn:** Tom De Weerd

Description	Totals
Advocate Condell Ambulatory Surgery Center 825 S. Milwaukee Avenue Libertyville, IL 60048	
Client Reference	
Amount of Contract .....	2,521,942.00
Extras to Contract .....	91,704.00
Adjusted Total Contract .....	2,613,646.00
Work Completed to Date .....	2,613,646.00
Less Retained .....	0.00
Net Amount Earned .....	2,613,646.00
Net Amount Previously Invoiced .....	2,310,374.00
Total of This Invoice .....	303,272.00
Balance to Become Due Including Retention .....	0.00
Change Order Summary .....	001 - 027
<b>Please send check to :</b>	
Leopardo Companies, Inc. 5200 Prairie Stone Parkway Hoffman Estates, IL 60192	
<b>Attention:</b> Lauren Grezzini	

# FINAL WAIVER OF LIEN

STATE OF Illinois  
COUNTY OF Cook } SS  
TO WHOM IT MAY CONCERN

Gty #

Escrow #

WHEREAS the undersigned has been employed by

Surgical Care Affiliates

to furnish

General Construction

for the premises known as

825 S. Milwaukee Avenue Libertyville, IL 60048

of which

TR Deerfield Office, LLC

is the owner

THE undersigned, effective upon payment of and in consideration of three hundred three thousand two hundred seventy-two and xx/100 (\$303,272.00) dollars, and other good and valuable consideration, do(es) hereby waive and release any and all lien or claim of, or right to lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures apparatus or machinery heretofore furnished by the undersigned for the above-described premises.

COMPANY NAME

Leopardo Companies, Inc.

ADDRESS

5200 Prairie Stone Parkway, Hoffman Estates, IL 60192

DATE 3/15/17

SIGNATURE AND TITLE

Todd M. Welch, Assistant Controller

## CONTRACTOR'S AFFIDAVIT

STATE OF Illinois  
COUNTY OF Cook } SS  
TO WHOM IT MAY CONCERN

THE UNDERSIGNED, (NAME)

Todd M. Welch

BEING DULY SWORN, DEPOSES

AND SAYS THAT HE OR SHE IS (POSITION)

Assistant Controller

OF

(COMPANY NAME)

Leopardo Companies, Inc.

WHO IS THE

CONTRACTOR FURNISHING

General Construction

WORK ON THE BUILDING

LOCATED AT

825 S. Milwaukee Avenue Libertyville, IL 60048

OWNED BY

TR Deerfield Office, LLC

That the total amount of the contract including approved change orders is 2,613,646.00 on which he or she has invoiced 2,310,374.00 prior to this invoice. That all prior waivers are true, correct and genuine and delivered unconditionally provided payment is received by the undersigned and that there is otherwise no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PREVIOUSLY INVOICED	THIS INVOICE DUE	BALANCE TO BECOME DUE
Leopardo Companies, Inc.	General Construction	\$ 2,613,646 00	\$ 2,310,374 00	\$ 303,272 00	\$ 0 00
Total Labor and Material Including Approved Change Orders to Complete		\$ 2,613,646 00	\$ 2,310,374 00	\$ 303,272 00	\$ 0 00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE 3/15/17

SIGNATURE

Subscribed and sworn to before me this

3/15/17

NOTARY PUBLIC

SEAL  
LAUREN CRAZZINI  
STATE OF ILLINOIS  
Expires Sep 22, 2019

# APPLICATION FOR PAYMENT AND SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

Project Title: Advocate Condell Ambulatory Surgery Center  
 Project Number: 18-2728  
 Architect: The Burrell Group, PC  
 Contractor: Leopardo Companies, Inc.

Application Date: January 25, 2017 Page 1 of 1  
 Application No.: 6  
 Period From: 2/1/2017 - 2/28/2017  
 Change Orders Included: 001 - 027

Item #	Contractor Work/Material Contracted For	Contractor	Adjusted Total	Work Completed Material Stored To Date		Total Retained	Previously Invoiced	Net Amount Requested	Balance To Become Due
				%	Dollar Value				
1	General Conditions & Requirment	Leopardo Companies, Inc.	\$ 122,906.00	100%	\$ 122,906.00	\$ 0.00	\$ 110,616.00	\$ 12,290.00	\$ 0.00
2	Insurance	Leopardo Companies, Inc.	\$ 20,420.00	100%	\$ 20,420.00	\$ 0.00	\$ 18,255.00	\$ 2,165.00	\$ 0.00
3	Concrete	Premium Concrete, Inc.	\$ 93,306.00	100%	\$ 93,306.00	\$ 0.00	\$ 83,975.00	\$ 9,331.00	\$ 0.00
4	Miscellaneous Metals	Byus Steel Inc	\$ 21,267.00	100%	\$ 21,267.00	\$ 0.00	\$ 19,140.00	\$ 2,127.00	\$ 0.00
5	Rough and Finish Carpentry	Leopardo Companies, Inc.	\$ 167,072.00	100%	\$ 167,072.00	\$ 0.00	\$ 156,298.00	\$ 10,774.00	\$ 0.00
6	Arch. Woodwork / Millwork	Leopardo Companies, Inc.	\$ 148,756.00	100%	\$ 148,756.00	\$ 0.00	\$ 130,901.00	\$ 17,855.00	\$ 0.00
7	Caulking / Sealants	Leopardo Companies, Inc.	\$ 7,518.00	100%	\$ 7,518.00	\$ 0.00	\$ 6,766.00	\$ 752.00	\$ 0.00
8	HM & Wood Doors and Frames	Block Iron & Supply Company Inc	\$ 61,018.00	100%	\$ 61,010.00	\$ 0.00	\$ 54,908.00	\$ 6,102.00	\$ 0.00
9	Alum Entrn/Panels/Wind/Sliders	Northern Glass Inc	\$ 11,000.00	100%	\$ 11,000.00	\$ 0.00	\$ 9,900.00	\$ 1,100.00	\$ 0.00
10	Miscellaneous Glazing/Mirror	Tee Jay Service Co., Inc.	\$ 11,500.00	100%	\$ 11,500.00	\$ 0.00	\$ 10,350.00	\$ 1,150.00	\$ 0.00
11	Drywall	Escarpita Construction Company Inc	\$ 257,278.00	100%	\$ 257,278.00	\$ 0.00	\$ 242,030.00	\$ 15,248.00	\$ 0.00
12	Carpeting & VCT	TSI Commercial Floor Covering	\$ 63,836.00	100%	\$ 63,836.00	\$ 0.00	\$ 57,452.00	\$ 6,384.00	\$ 0.00
13	Epoxy Flooring	Stonhard	\$ 110,764.00	100%	\$ 110,764.00	\$ 0.00	\$ 98,857.00	\$ 13,907.00	\$ 0.00
14	Painting	Leopardo Companies, Inc.	\$ 40,940.00	100%	\$ 40,940.00	\$ 0.00	\$ 36,314.00	\$ 4,626.00	\$ 0.00
15	Specialties	Leopardo Companies, Inc.	\$ 79,297.00	100%	\$ 79,297.00	\$ 0.00	\$ 71,367.00	\$ 7,930.00	\$ 0.00
16	Fire Protection	Valley Fire Protection Systems LLC	\$ 30,553.00	100%	\$ 30,553.00	\$ 0.00	\$ 27,497.00	\$ 3,056.00	\$ 0.00
17	Plumbing	Prairie Piping Inc.	\$ 217,041.00	100%	\$ 217,041.00	\$ 0.00	\$ 189,280.00	\$ 27,761.00	\$ 0.00
18	HVAC	Eitel Heineman Mechanical Services	\$ 540,986.00	100%	\$ 540,986.00	\$ 0.00	\$ 488,887.00	\$ 54,099.00	\$ 0.00
19	Electrical	Omega Electric Co., Inc.	\$ 554,690.00	100%	\$ 554,690.00	\$ 0.00	\$ 454,588.08	\$ 100,102.00	\$ 0.00
20	Overhead & Profit	Leopardo Companies, Inc.	\$ 53,506.00	100%	\$ 53,506.00	\$ 0.00	\$ 48,993.00	\$ 6,513.00	\$ 0.00
<b>Totals</b>			<b>\$ 2,613,646.00</b>	<b>100%</b>	<b>\$ 2,613,646.00</b>	<b>\$ 0.00</b>	<b>\$ 2,310,374.00</b>	<b>\$ 303,272.00</b>	<b>\$ 0.00</b>

Amount of Original Contract . . . . \$2,521,942.00  
 Adjustments to Contract . . . . . \$91,704.00  
 Adjusted Total Contract . . . . . \$2,613,646.00

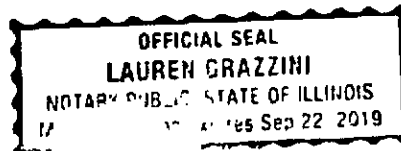
Work Completed to Date(column 4) . . . . . \$ 2,613,646.00  
 Total Retained (column 5) . . . . . \$ 0.00  
 Net Amount Earned (col 4 minus col 5) . . . . . \$ 2,613,646.00  
 Previously Invoiced (column 6) . . . . . \$ 2,310,374.00  
 Net Amount Due this Payment(column 7) . . . . . \$ 303,272.00

**STATE OF Illinois )  
 COUNTY OF Cook )**

The undersigned Todd M. Welch, being first duly sworn on oath, deposes and says  
 That he/she is Assistant Controller of Leopardo Companies, Inc., contractor for the GENERAL CONTRACTING for the following project  
 Contract Title: Advocate Condell Ambulatory Surgery Center  
 Contract Address: 825 S. Milwaukee Avenue - Libertyville, IL 60048

That, for the purpose of this work, the foregoing orders have been placed and the foregoing parties subcontracted with and these have furnished materials or have provided labor, or both, for said project. That, the amount of such order or subcontract is as stated above and that there is due and to become due then respectively, the amounts set opposite their names for materials or labor or both. That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and/or materials, and of amounts paid, due and to become due then.

Subscribed and sworn to before me on 3/15/17



Signed   
 Lauren Grazzini  
 Notary Public

# WAIVER OF LIEN TO DATE

STATE OF **ILLINOIS**  
COUNTY OF **CHAMPAIGN** } SS

Gty# \_\_\_\_\_  
Loan # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Leopardo Companies, Inc  
to furnish Flooring  
for the premises known as Advocate Condell Ambulatory Surgery Center  
of which TR Deerfield Office, LLC is the owner.

The undersigned, for and in consideration of Twenty nine thousand three hundred eighteen and 00/100  
\$29,318.00 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged,  
do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with  
respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and  
on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or  
machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

Given under 19<sup>th</sup> OUR hand January and seal 2017 this  
day of

COMPANY NAME: TSI Commercial Floorcovering  
ADDRESS: 3611 N. Staley Rd., Champaign, IL 61822  
SIGNATURE & TITLE: [Signature]

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH  
ORAL AND WRITTEN TO THE CONTRACT.

## CONTRACTOR'S AFFIDAVIT

STATE OF **ILLINOIS**  
COUNTY OF **CHAMPAIGN** } SS

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is Marci Smith  
President of the TSI Commercial Floorcovering  
who is the contractor for the Flooring work on the  
building located at 825 S. Milwaukee Avenue, Libertyville, IL 60048  
owned by TR Deerfield Office, LLC  
That the total amount of the contract including extras\* is \$63,836.00 on which he has received payment of  
\$28,134.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that  
there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished  
material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into  
the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to  
complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TSI Commercial Floorcovering	Labor, mat, misc	\$ 42,997.06	\$ 28,314.00	\$ 8,479.06	\$ 6,384.00
FlorStar Sales Inc	materials	\$ 18,431.53	-	\$ 18,431.53	-
Tandus-Centiva US LLC	materials	\$ 2,407.41	-	\$ 2,407.41	-
TOTAL LABOR AND MATERIAL TO COMPLETE		\$ 63,836.00	\$ 28,314.00	\$ 29,318.00	\$ 6,384.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor  
or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 19<sup>th</sup> day of January 2017  
Signature: [Signature]

Subscribed and sworn to before me this 19<sup>th</sup> day of January 2017

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH  
ORAL AND WRITTEN TO THE CONTRACT.

Notary Public, State of Illinois  
SANDIL SNYDER  
My commission expires 01/23/20

# FINAL WAIVER OF LIEN

STATE OF GEORGIA  
COUNTY OF WHITFIELD

} SS

City# \_\_\_\_\_  
Loan # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by TSI Commercial Floorcovering  
to furnish materials  
for the premises known as Advocate Condell Ambulatory Surgery Center  
of which TR Deerfield Office, LLC is the owner.

The undersigned, for and in consideration of Two thousand four hundred seven dollars and 41/100  
\$2,407.41 Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es)  
hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect  
to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the  
moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery,  
heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

Given under MY hand and seal this  
29TH day of NOVEMBER 2016

COMPANY NAME: Tandus-Centiva US LLC  
ADDRESS: P.O. BOX 1447 DALTON, GA 30722-1447  
SIGNATURE: Shelia Allman  
REGIONAL CREDIT MANAGER

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH  
ORAL AND WRITTEN TO THE CONTRACT.

## CONTRACTOR'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF WHITFIELD

} SS

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that she is SHELIA ALLMAN  
REGIONAL CREDIT MANAGER of the Tandus-Centiva US LLC  
who is the contractor for the materials work on the  
building located at 825 S. Milwaukee Avenue, Libertyville, IL 60048  
owned by TR Deerfield Office, LLC

That the total amount of the contract including extras\* is \$2,407.41 on which he has received payment of  
\$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that  
there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished  
material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into  
the construction thereof and the amount due to each, and that the items mentioned include all labor and material required to  
complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Tandus Centiva US LLC	materials	\$ 2,407.41	\$ -	\$ 2,407.41	\$ -
TOTAL LABOR AND MATERIAL TO COMPLETE		\$2,407.41	\$0.00	\$2,407.41	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor  
or other work of any kind done or to be done upon or in connection with said work other than above stated.

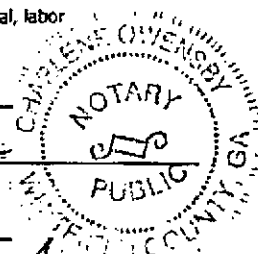
Signed this 29TH day of NOVEMBER, 2016.

Signature: Shelia Allman

Subscribed and sworn to before me this 29TH day of NOVEMBER, 2016.

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH  
ORAL AND WRITTEN TO THE CONTRACT

Notary Public: Charlene Owensby  
CHARLENE OWENSBY  
NOTARY PUBLIC WHITFIELD COUNTY, GA  
MY COMMISSION EXPIRES DEC 29, 2018



# FINAL WAIVER OF LIEN

STATE OF ILLINOIS  
COUNTY OF WILL

} SS

Gty# \_\_\_\_\_  
Loan # \_\_\_\_\_

TO WHOM IT MAY CONCERN.

WHEREAS the undersigned has been employed by TSI Commercial Floorcovering  
to furnish materials  
for the premises known as Advocate Condell Ambulatory Surgery Center  
of which TR Deerfield Office, LLC is the owner.

The undersigned, for and in consideration of Eighteen thousand four hundred thirty one dollars and 53/100  
\$18,431.53 Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es)  
hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect  
to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the  
moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery,  
heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

Given under 29th MY day of hand Gregory D. Stirrett and seal on 2016 this

COMPANY NAME: FlorStar Sales, Inc.  
ADDRESS: 1075 Taylor Road Romeoville, IL 60446  
SIGNATURE: [Signature]

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH  
ORAL AND WRITTEN TO THE CONTRACT

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF WILL

} SS

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is Gregory D. Stirrett  
Treasurer of the FlorStar Sales, Inc.  
who is the contractor for the materials work on the  
building located at 825 S Milwaukee Avenue, Libertyville, IL 60048  
owned by TR Deerfield Office, LLC

That the total amount of the contract including extras\* is \$18,431.53 on which he has received payment of  
\$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that  
there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished  
material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into  
the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to  
complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
FlorStar Sales Inc	materials	\$ 18,431.53	\$	\$ 18,431.53	\$
TOTAL LABOR AND MATERIAL TO COMPLETE		\$18,431.53	\$0.00	\$18,431.53	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due to any person for material, labor  
or other work of any kind done or to be done upon or in connection with said work other than above stated

Signed this 29th day of November, 2016

Signature: [Signature]

Subscribed and sworn to before me this 29th day of November, 2016

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH  
ORAL AND WRITTEN TO THE CONTRACT

OFFICIAL SEAL  
DEBORAH PASCARIELLA  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 08.31.19  
[Signature]

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT

# WAIVER OF LIEN TO DATE

STATE OF ILLINOIS  
COUNTY OF COOK

TO WHOM IT MAY CONCERN

WHEREAS the undersigned has been employed by LEOPARDO COMPANIES INC  
to furnish GLASS/GLAZING

for the premises known as ADVOCATE CONDELL AMBULATORY SURGERY CENTER, 825 S MILWAUKEE AVE, LIBERTYVILLE IL 60048  
of which TR DEERFIELD OFFICE, LLC. is the owner

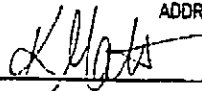
THE undersigned, for and in consideration of NINE-THOUSAND NINE-HUNDRED DOLLARS AND 00/100  
Dollars ( \$9,900.00 ) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or  
claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements  
thereon and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account  
of labor services, material, fixtures, apparatus or machinery furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS \*

DATE 3/2/2017

COMPANY NAME NORTHERN GLASS, INC

ADDRESS 1400 E HIGGINS RD, ELK GROVE VILLAGE, IL 60007

SIGNATURE AND TITLE



KRISTY MATTSON, OFFICE MANAGER

\* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK

THE UNDERSIGNED KRISTY MATTSON BEING DULY SWORN, DEPOSES AND SAYS THAT HE OR SHE IS  
OFFICE MANAGER OF NORTHERN GLASS, INC.

WHO IS THE CONTRACTOR FURNISHING GLASS/GLAZING WORK ON THE BUILDING LOCATED AT  
ADVOCATE CONDELL AMBULATORY SURGERY CENTER, 825 S MILWAUKEE AVE, LIBERTYVILLE IL 60048 OWNED BY  
TR DEERFIELD OFFICE, LLC.

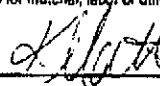
That the total amount of the contract including extras\* is \$11,000.00 on which he has received payment of \$0.00 prior to this payment.  
That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the  
following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific  
portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and  
material required to complete said work according to plans and specifications.

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
NORTHERN GLASS INC	LABOR	\$11,000.00		\$9,900.00	\$1,100.00
ALL LABOR IS PAID IN FULL. ALL OTHER MATERIAL TAKEN FROM FULLY PAID STOCK AND DELIVERED IN OUR OWN TRUCKS.					
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		\$11,000.00	\$0.00	\$9,900.00	\$1,100.00

That there are no other contracts for said work outstanding and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or  
in connection with said work other than above stated.

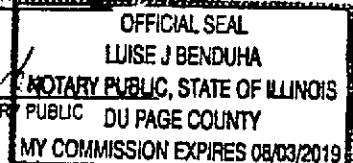
DATE 3/2/2017

SIGNATURE



SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF MARCH, 2017.

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE  
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.



## WAIVER OF LIEN TO DATE

STATE OF ILLINOIS  
COUNTY OF KANE

Gty# \_\_\_\_\_  
Escrow # \_\_\_\_\_

TO WHOM IT MAY CONCERN

WHEREAS the undersigned has been employed by LEOPARDO COMPANIES to furnish FIRE PROTECTION / SPRINKLERS for the premises known as ADVOCATE CONDELL AMBULATORY SURGERY CENTER of which TR DEERFIELD OFFICE, LLC is the owner.

The undersigned, for and in consideration of NINETEEN THOUSAND EIGHT HUNDRED FIFTY SEVEN AND 00/100 ( \$19,857.00 ) DOLLARS, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

DATE: DECEMBER 31, 2016      COMPANY NAME: VALLEY FIRE PROTECTION SYSTEMS, LLC  
ADDRESS: 101 N. RADDANT ROAD, BATAVIA, IL 60510-4213

SIGNATURE AND TITLE: Thomas L. Hartel Thomas L. Hartel, President

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO: CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF KANE

TO WHOM IT MAY CONCERN

THE undersigned, THOMAS L. HARTEL being duly sworn, deposes and says that he is PRESIDENT of VALLEY FIRE PROTECTION SYSTEMS, LLC who is the contractor furnishing FIRE PROTECTION / SPRINKLER work on the building located at 825 S MILWAUKEE AVE, LIBERTYVILLE, IL 60048 owned by TR DEERFIELD OFFICE, LLC.

That the total amount of the contract including extras\* is \$ 30,553.00 on which he has received payment of \$ 7,640.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
VALLEY FIRE PROTECTION SYSTEMS, LLC	LABOR	ALL LABOR AND BENEFITS HAVE BEEN PAID IN FULL			
VALLEY FIRE PROTECTION SYSTEMS, LLC	MATERIAL	ALL MATERIAL USED WAS TAKEN FROM OUR FULLY PAID FOR STOCK AND DELIVERED TO THE JOB SITE IN OUR OWN TRUCKS			
VALLEY FIRE PROTECTION SYSTEMS, LLC	DESIGN				
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		\$30,553.00	\$7,640.00	\$19,857.00	\$3,056.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE: DECEMBER 31, 2016

SIGNATURE: Thomas L. Hartel

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31<sup>ST</sup> DAY OF DECEMBER, 2016.

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO: CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

NOTARY PUBLIC

# WAIVER OF LIEN TO DATE

STATE OF ILLINOIS  
COUNTY OF KANE } SS

By # \_\_\_\_\_  
Escrow # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by LEOPARDO COMPANIES, INC.  
to furnish PLUMBING WORK  
for the premises known as ADVOCATE CONDELL AMPULATORY SURGERY CENTER  
of which TR DEERFIELD OFFICE LLC is the owner.

THE undersigned, for and in consideration of SEVENTYTHOUSAND THREE HUNDRED FORTY FIVE  
\$ 7345- Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive  
and release any and all lien or claim of, or right to, lien, under the State of Illinois relating to mechanics' liens, with respect to and on said above-  
described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or  
other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery furnished to  
this date by the undersigned for the undersigned for the above-described premises, INCLUDING EXTRAS.

DATE 1/20/17

COMPANY NAME PRAIRIE PIPING INC.  
ADDRESS 102 S. MILL AVE. SUITE K  
ST. CHARLES, IL. 60174  
SIGNATURE AND TITLE [Signature] PRESIDENT

EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF KANE } SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED (NAME) DENNIS GEMIGNANI BEING DULY SWORN, DEPOSES  
AND SAYS THAT HE OR SHE IS (POSITION) PRESIDENT OF  
(COMPANY NAME) PRAIRIE PIPING INC. WHO IS THE  
CONTRACTOR FURNISHING PLUMBING WORK ON THE BUILDING  
LOCATED AT 825 S. MILWAUKEE AVE. LIBERTYVILLE, IL. 60048  
OWNED BY TR DEERFIELD OFFICE, LLC

That the total amount of the contract including extras is \$ 210,311.00 on which he or she has received payment of  
\$181,935.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no  
claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor,  
or both, for said work and all parties having contracts or sub contractors for specific portions of said work or for material entering into the construction  
thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work  
according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
<u>PRAIRIE PIPING INC.</u>		<u>\$185,311.00</u>	<u>\$156,935.00</u>	<u>\$7345.00</u>	<u>\$21,031.00</u>
		\$	\$	\$	\$
<u>AUBURN SUPPLY MATERIAL</u>		<u>\$25,000.00</u>	<u>\$25,000.00</u>	<u>\$0</u>	<u>\$0</u>
		\$	\$	\$	\$
Total Labor and Material Including Extras to Complete		<u>\$210,311.00</u>	<u>\$181,935.00</u>	<u>\$7345.00</u>	<u>\$21,031.00</u>

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other  
work of any kind done or to be done upon or in connection with said work other than above stated.

DATE 1/20/17

SIGNATURE [Signature]

Subscribed and sworn to before me this 20th day of January 2017  
EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE  
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT  
NOTARY PUBLIC

# WAIVER OF LIEN TO DATE

STATE OF ILLINOIS  
COUNTY OF LAKE

City # \_\_\_\_\_  
Loan # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Leopardo Companies  
to furnish HVAC Installation  
for the premises known as Advocate Condell Ambulatory Surgery Center, 825 S Milwaukee Avenue, Libertyville, IL 60048  
of which TR Deerfield Office, LLC is the owner

THE undersigned, for and in consideration of Thirty Five Thousand Two Hundred Fifty & No/100  
\$35,250.00 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged,  
do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating  
to mechanics' liens with respect to and on said above-described premises, the improvements thereon, and on the material,  
fixtures, apparatus or machinery furnished and on the moneys, funds or other considerations due or to become due  
from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the  
undersigned for the above-described premises, INCLUDING EXTRAS.\*

Given under our hand and seal on this 30th day of November, 2016.

Eitel Heinemann Mechanical Services, Inc.  
1475 Busch Pkwy, Buffalo Grove, IL 60089  
David Eitel, President

Signature and Seal

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT  
NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used,  
corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership,  
the partnership name should be used, partner should sign and designate himself as partner.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF LAKE  
TO WHOM IT MAY CONCERN

THE undersigned, being duly sworn, deposes and says that he is David Eitel, President of the  
Eitel Heinemann Mechanical Services, Inc. who is the contractor for the HVAC Installation work on the building located at  
825 S. Milwaukee Ave, Libertyville, IL 60048 owned by TR Deerfield Office, LLC  
That the total amount of the contract including extras\* is \$ 540,986.00 on which he has received pay-  
ment of \$451,637.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally  
and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of  
all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for  
specific portions of said work or for material entering into the construction thereof and the amount due or to become due  
to each, and that the items mentioned include all labor and material required to complete said work according to plans and  
specifications:

NAMES	WHAT FOR	Contract Price Including Extras*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Eitel Heinemann Mechanical Services, Inc.	Labor & Material	\$ 394,545.70	\$ 378,560.79	\$ (23,275.09)	\$ 47,261.00
Temperature Equipment Corporation	Equipment	\$ 2,149.64	\$ -	\$ 2,149.64	\$ -
Air Products Equipment Corp	Equipment	\$ 41,371.00	\$ 33,697.50	\$ 6,282.50	\$ 1,391.00
Applied Controls	Temperature Controls	\$ 54,446.00	\$ 16,201.80	\$ 32,797.20	\$ 5,447.00
Cleats Manufacturing	Ductwork & Fittings	\$ 28,412.91	\$ 28,412.91	\$ -	\$ -
Mechanical Equipment Inc.	Equipment	\$ 2,764.00	\$ 2,764.00	\$ -	\$ -
Windy City Representatives	Equipment	\$ 17,296.75	\$ -	\$ 17,296.75	\$ -
All materials taken from fully paid stock and delivered to the jobsite from our own truck.				\$ -	\$ -
All labor and related expenses paid in full. Our major supplier is Porter Pipe & Supply.				\$ -	\$ -
303 S Rohlwing Rd, Addison, IL 60101. Tel No. (630) 543-8145. No outside equipment rental used.					\$ -
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		\$ 540,986.00	\$ 451,637.00	\$ 35,250.00	\$ 54,099.00

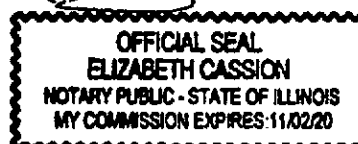
That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material  
labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 30th day of November, 2016

Subscribed and sworn to me this 30th day of November, 2016

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE  
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

David Eitel, President  
Notary Public



**FINAL WAIVER OF LIEN**

STATE OF ILLINOIS

Gty #

COUNTY OF LAKE

Escrow #

**TO WHOM IT MAY CONCERN:**

WHEREAS the undersigned has been employed by EHMS - EITEL HEINEMANN MECH SE, 1475 BUSCH PARKWAY, BUFFALO GROVE, IL 60089

to furnish HVAC MATERIALS

for the premises known as Advocate Condell Ambulatory Surgery Center, 825 S Milwaukee Avenue, Libertyville, IL, of which TR Deerfield Office, LLC is the owner.

THE undersigned, for and in consideration of Two Thousand One Hundred Forty-nine Dollars And Sixty-four Cents (\$ 2,149.64 ) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the monies, funds, or other considerations due or to become due from the owner, on account of labor services, material fixtures, apparatus or machinery hereto furnished, or which may be furnished anytime hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

DATE 1-24-17 COMPANY NAME Temperature Equipment Corporation  
ADDRESS 17725 Volbrecht Road, Lansing, IL 60438

SIGNATURE AND TITLE Alfredo Guajardo Credit Analyst

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

**CONTRACTOR'S AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF LAKE

**TO WHOM IT MAY CONCERN:**

THE UNDERSIGNED, (NAME) Alfredo Guajardo BEING DULY SWORN, DEPOSES AND SAYS THAT HE OR SHE IS (POSITION) Credit Analyst/Collections OF

(COMPANY NAME) Temperature Equipment Corporation WHO IS THE CONTRACTOR FURNISHING HVAC MATERIALS WORK ON THE BUILDING

LOCATED AT Advocate Condell Ambulatory Surgery Center, 825 S Milwaukee Avenue, Libertyville, IL, OWNED BY TR Deerfield Office, LLC

That the total amount of the contract including extras\* is \$2,149.64 on which he or she has received payment of \$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Temperature Equipment Corporation	HVAC Materials	\$2,149.64	\$0.00	\$2,149.64	\$0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE		\$2,149.64	\$0.00	\$2,149.64	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE 1-24-17

SIGNATURE: Alfredo Guajardo

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF JAN 2017

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

Michael Dan  
NOTARY PUBLIC

F.3870 R5/96

Provided by Chicago Title Insurance Company



# WAIVER OF LIEN TO DATE

STATE OF ILLINOIS  
COUNTY OF COOK

## TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Eitel Heinemann Mechanical Services  
to furnish HVAC Equipment  
for the premises known as Advocate Condell Ambulatory Surgery Center, 825 S. Milwaukee Avenue, Libertyville, IL 60048  
of which TR Deerfield Office, LLC is the owner.

THE undersigned, for and in consideration of Six Thousand Two Hundred Eighty-Two Dollars and 50/100  
6,282.50 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es)  
hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens,  
with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery  
furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material,  
fixtures, apparatus or machinery furnished to date, by the undersigned for the above-  
described premises, INCLUDING EXTRAS.\*

DATE February 13, 2017 COMPANY NAME AIR PRODUCTS EQUIPMENT COMPANY  
1555 Louis Avenue, Elk Grove Village, IL 60007

## SIGNATURE AND TITLE

MATTHEW MADDOX - CONTROLLER - CORPORATE OFFICE

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK

## TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME Matthew Maddox BEING DULY SWORN, DEPOSES  
AND SAYS THAT HE OR SHE IS (POSITION) Controller OF  
(COMPANY NAME) AIR PRODUCTS EQUIPMENT COMPANY WHO IS THE  
SUPPLIER FURNISHING HVAC Equipment WORK ON THE BUILDING  
LOCATED AT 825 S. Milwaukee Ave., Libertyville, IL 60048  
OWNED BY TR Deerfield Office, LLC

That the total amount of the contract including extras\* is 41,371.00 on which he or she has received payment of  
\$33,697.50 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that  
there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties  
who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work  
or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all  
labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
AIR PRODUCTS EQUIPMENT COMPANY	HVAC Equipment	\$41,371.00	\$33,697.50	\$6,282.50	\$1,391.00

Material from fully paid stock and delivered to job site by fully paid common carrier.

TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.	\$41,371.00	\$33,697.50	\$6,282.50	\$1,391.00
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That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor  
or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE February 13, 2017 SIGNATURE: [Signature]  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF February 2017

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE  
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

NOTARY PUBLIC

F.3870 R5/96

Provided by Chicago Title Insurance Co. - Approved for Computer Reproduction





# WAIVER OF LIEN TO DATE

STATE OF ILLINOIS

> SS

GT# \_\_\_\_\_

COUNTY OF DUPAGE

Loan# \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Eitel Heinemann Mechanical Services Inc.  
to furnish Temperature Controls  
for the premise known as Advocate Condell Ambulatory Surgery Center, 825 S. Milwaukee Avenue, Libertyville, IL 60048  
of which TR Deerfield Office, LLC is the owner.

The undersigned, for and in consideration of Thirty Two Thousand Seven Hundred Ninety Seven Dollars And Twenty Cents (\$32,797.20)

Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, On account of labor, services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished to this date, by the undersigned for the above-described premises.

Given under my hand and seal on this 21st day of February, 2017

Signature and Seal

John E. Kostrzewa  
John E Kostrzewa  
General Manager, Applied Controls, Inc.  
30 W270 Butterfield Rd., Ste 115  
Warrenville, IL 60555

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; If waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS

> SS

COUNTY OF DUPAGE

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn. Deposits and says that she is John E Kostrzewa, General Manager of Applied Controls, Inc. who is the contractor for Temperature Controls work on the building located at 825 S. Milwaukee Ave. Libertyville, IL 60048 that the total amount of the contract including extras is \$54,446.00 in which he has received payment of \$16,201.80 Prior to this payment. That all waivers are true, correct, and genuine and delivered, unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Name	What For	Contract Price	Amount Paid	This Payment	Balance Due
Applied Controls, Inc.	Temperature Controls	\$54,446.00	\$16,201.80	\$32,797.20	\$5,447.00
TOTAL		\$54,446.00	\$16,201.80	\$32,797.20	\$5,447.00

THE MATERIAL FOR THIS WORK WAS TAKEN FROM OPEN INVENTORY WHICH IS FULLY PAID FOR AND SUPPLIED BY JOHNSON CONTROLS, INC. WITH WHOM ALL BILLS ARE CURRENT AND FULLY PAID. ALL MATERIALS WERE DELIVERED IN OUR OWN TRUCKS TO THE SITE OR VIA UPS. ALL LABOR HAS BEEN FULLY PAID.

### TOTAL LABOR AND MATERIAL TO COMPLETE

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

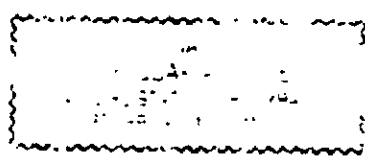
Signed this 21st day of February, 2017

Signature:

John E Kostrzewa  
John E Kostrzewa  
Carrie Geske  
Carrie Geske

Subscribed and sworn to before me this 21st day of February, 2017





# FINAL WAIVER OF LIEN

STATE OF ILLINOIS  
COUNTY OF DUPAGE

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Eitel Heinemann Mechanical Services, Inc.  
to furnish HVAC EQUIPMENT  
for the premises known as Advocate Condell Ambulatory Surgery Center, 825 S Milwaukee Avenue, Libertyville, IL 60048  
of which TR Deerfield Office LLC is the owner.

THE undersigned, for and in consideration of Seventeen Thousand Two Hundred Ninety Six Dollars and 75/100  
\$17,296.75 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es)  
hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens,  
with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery  
furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material,  
fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-  
described premises, INCLUDING EXTRAS.\*

DATE February-10-2017 COMPANY NAME WINDY CITY REPRESENTATIVES  
ADDRESS 200 WINDSOR DRIVE, OAK BROOK, IL

SIGNATURE AND TITLE

Susan Saraga, CONTROLLER

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF DUPAGE

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME SUSAN SARAGA BEING DULY SWORN, DEPOSES  
AND SAYS THAT HE OR SHE IS (POSITION) CONTROLLER OF  
(COMPANY NAME) WINDY CITY REPRESENTATIVES WHO IS THE  
CONTRACTOR FURNISHING HVAC EQUIPMENT WORK ON THE BUILDING  
LOCATED AT 825 S Milwaukee Avenue, Libertyville, IL 60048  
OWNED BY TR Deerfield Office LLC

That the total amount of the contract including extras\* is \$17,296.75 on which he or she has received payment of  
\$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that  
there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties  
who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work  
or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all  
labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
WINDY CITY REPRESENTATIVES	HVAC EQUIPMENT	17,296.75	0.00	17,296.75	0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.		17,296.75	0.00	17,296.75	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor  
or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE February-10-2017 SIGNATURE: Susan Saraga, CONTROLLER, WINDY CITY REPRESENTATIVES  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF February, 2017

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE  
ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

Supriya J. Bhatia  
NOTARY PUBLIC

# PARTIAL WAIVER OF LIEN

STATE OF ILLINOIS  
COUNTY OF COOK  
TO WHOM IT MAY CONCERN:

Gty # \_\_\_\_\_  
Loan # \_\_\_\_\_

WHEREAS the undersigned has been employed by LEOPARDO COMPANIES, INC.

to furnish ELECTRICAL  
for the premises ADVOCATE CONDELL AMBULATORY SURGERY CTR., 825 S. MILWAUKEE AVE., LIBERTYVILLE, IL 60048  
of which TR Deerfield Office, LLC is the owner.

THE undersigned, for and in consideration of FORTY-THREE THOUSAND EIGHT HUNDRED TWENTY-EIGHT AND NO/100 DOLLARS  
(\$ 43,828.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby waive and release

any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus, or machinery, furnished to this date by the undersigned for the above-described premises INCLUDING EXTRAS.\*

Given under \_\_\_\_\_ My \_\_\_\_\_ hand \_\_\_\_\_ Sign \_\_\_\_\_ and sealed \_\_\_\_\_ On \_\_\_\_\_

this 19TH day of JANUARY 2017

OMEGA ELECTRIC CO., INC.  
450 BENNETT  
ELK GROVE VILLAGE, IL 60007

Signature and Seal

VP

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth. If waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

## CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS  
COUNTY OF COOK  
TO WHOM IT MAY CONCERN

THE undersigned, being duly sworn, deposes and says that he is  
PRESIDENT of \_\_\_\_\_

STEVEN ANASENES  
OMEGA ELECTRIC CO., INC.

who is contractor for ELECTRICAL  
building located at ADVOCATE CONDELL AMBULATORY SURGERY CTR., 825 S. MILWAUKEE AVE., LIBERTYVILLE, IL 60048  
owned by TR Deerfield Office, LLC

That the total amount of the contract including extra is \$ 505,098.00 on which he has received payment of \$ 410,760.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications

NAME	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
OMEGA ELECTRIC CO., INC.	LABOR	237,797.09	190,179.30	13,110.00	34,607.79
ADVANCE ELECTRICAL SUPPLY	MATERIAL	113,852.91	82,049.91	30,718.00	1,085.00
SUNRISE ELECTRIC	MISC. MATERIAL	60,238.00	66,296.82	-	1,042.18
EAGLE SECURITY	FIRE ALARM	45,292.00	35,987.96	-	9,304.04
EAGLE SECURITY	NURSE CALL	39,918.00	36,247.01	-	3,670.99
Labor & Material from Fully Paid Stock Delivered to Job Site via our Truck(s)					
Rental Equipment not used					
TOTAL LABOR AND MATERIAL TO COMPLETE		505,098.00	410,760.00	43,828.00	50,518.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated

Signed this 19TH day of JANUARY

Signature \_\_\_\_\_

OFFICIAL SEAL  
ROSIE M TAUTKUS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/18/18

Subscribed and sworn to before me this 19TH day of JANUARY

Notary \_\_\_\_\_

\* EXTRAS INCLUDE BUT NOT LIMITED TO CHANGE ORDERS BOTH ORAL AND WRITTEN, TO THE CONTRACT

**WAIVER OF LIEN – PARTIAL  
MATERIAL**

**STATE OF ILLINOIS  
COUNTY OF LAKE**

**TO ALL WHOM IT MAY CONCERN:**

Whereas, we the undersigned, **Advance Electrical Supply Company LLC**, have been Employed by **OMEGA ELECTRIC CO., INC.** to furnish **MISC ELECTRICAL MATERIAL** for the building known as:

**JOB:           ADVOCATE CONDELL AMBULATORY SURGERY CENTER  
                  825 S. MILWAUKEE AVENUE  
                  LIBERTYVILLE, IL 60048**

**OWNER:    TR DEERFIELD OFFICE, LLC**

**LAKE COUNTY**

**STATE OF ILLINOIS**

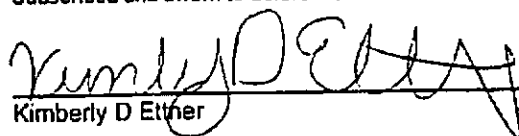
Now, Therefore, Know ye, That **Advance Electrical Supply Company LLC**, the Undersigned, for and in consideration of **(\$30,718.00) THIRTY THOUSAND SEVEN HUNDRED EIGHTEEN AND 00/100** receipt whereof is hereby acknowledged, does hereby waive and release any and all lien, or claim, or right of lien on said above described building and premises under the Statutes of the State of Illinois relating to Mechanic's Lien, on account of materials, furnished by the undersigned to this date by the undersigned for the above-described premises.

Given under my hand and seal this **20<sup>th</sup> DAY OF January, 2017.**

**ADVANCE ELECTRICAL SUPPLY COMPANY LLC**

  
\_\_\_\_\_  
**William A. Hughes, President**

Subscribed and sworn to before me this **20<sup>th</sup> DAY OF January 2017.**

  
\_\_\_\_\_  
**Kimberly D Etner**